



9324 91 Avenue
Lac La Biche, Alberta

MLS # A2223715



\$399,000

Division:	Lac La Biche		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,408 sq.ft.	Age:	2004 (21 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Mixed	Zoning:	Low Density Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: NA

Looking for a great family home with the added benefit of a rental suite? 1408sqft family friendly home offers 3 bedrooms, 2 full bath, spacious eat in kitchen and 2 living spaces. Fully finished basement features a separate entrance which takes you to a 2 bedroom, 1 bathroom mortgage helper! Fenced backyard will keep the kids or pets safe and the double attached garage is finished with power and drywall. Located within walking distance to Portage College, Hospital, recreation center, parks and schools, this home is an absolute must see.